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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
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DOCKET NO. 3646

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: 1420 Massachusetts Avenue LLC, c/o Bierbrier Development
420 Bedford Street, Lexington, MA

Property Address: 1416-1420 Massachusetts Avenue, Arlington, Massachusetts 02474

Hearing Dates: February 22, March 15, and April 8, 2021
Date of Decision: April 8, 2021

20 Day Appeal Period Ends: May 12, 2021

Members
Approved

David M. Wat
[Signature]
Rachel J. Zimber
Eugene B. Benson

Opposed

Town Clerk's Certification

Date



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Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

**Environmental Design Review Docket #3646, 1416-1420 Massachusetts Avenue
April 12, 2021**

This Decision applies to the application by 1420 Massachusetts Avenue, LLC, c/o Bierbrier Development, 420 Bedford Street, Lexington, MA, to demolish the existing Citizens Bank building, construct a new Citizens Bank building, and make other site improvements at 1416-1420 Massachusetts Avenue, Arlington, MA, in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review, and Section 6.2, Signs.

A public hearing was held on February 22, March 15, and April 8, 2021. The public hearing was closed on April 8, 2021, and the docket was approved by a vote of 4-0.

Materials reviewed for this Decision:

- Application for EDR Special Permit;
- Proposed Site Plan Documents, prepared by Bohler Engineering, dated January 21, 2021;
- Conceptual Elevations, prepared by BKA Architects, dated January 20, 2021;
- Drainage Memorandum, prepared by Bohler Engineering, dated January 21, 2021;
- Sign Submittal Package, prepared by AGI, revised January 14, 2021.
- Cover letter to Erin Zwirko, dated March 8, 2021, including a narrative;
- Proposed Site Plan, prepared by Bohler Engineering, dated January 21, 2021, revised March 5, 2021;
- Architectural Elevation, prepared BKA Architects, dated March 8, 2021;
- Sign Package, prepared by AGI, dated January 12, 2021, revised January 14, 2021;
- Proposed Floor Plan, prepared by Citizens Bank, dated March 5, 2021; and
- LEED Narrative & Checklist, prepared by BKA Architects, dated March 8, 2021.
- Cover letter to Erin Zwirko, dated April 1, 2021;
- Narrative regarding Citizens Bank design, prepared by BKA Architects, dated April 1, 2021;

- Architectural Elevations, Option 1, prepared by BKA Architects dated March 31, 2021; and
- Architectural Elevations, Option 2, prepared by BKA Architects dated March 31, 2021.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. A bank with more than 2,000 square feet of gross floor area with drive-up banking services requires a special permit. A bank has operated at this location since 1977.
2. The banking use is essential and desirable for the public convenience and welfare. The continuation of the use and the upgrades to the building and site are in the public's interest.
3. The existing traffic and circulation patterns at the site will remain the same. The fifteen off-street parking spaces will be retained. Pedestrian safety will be improved through the creation of an ADA compliant pathway from the sidewalk to the bank entrance. The plaza at the edge of the sidewalk is inviting and provides space for pedestrians to rest.
4. A bank has operated in this location since the 1970s and will not overload any municipal systems. There is a decrease in impervious surfaces associated with the reconstruction of the Citizens Bank. Currently, most stormwater water flows into the municipal system. The new design will detain roof runoff onsite to the south of the building.
5. There are no special regulations for this particular use.
6. The continuation of the bank use, a use that has existed onsite since the late 1970s, will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health and welfare.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

The existing site condition is developed. The landscaping around the perimeter of the site will remain in its current state. With the reconstruction of the building, new landscaping will be installed around the new building and down to the sidewalk.

2. EDR-2 Relation of the Building to the Environment

The building will be reconstructed in generally the same location as the existing building. The one-story building provides some visual interest with the over-height entrance, an updated façade facing Massachusetts Avenue, including a front entry which continues the pedestrian-orientation of the existing bank building. The addition of the plaza at the

sidewalk will be an asset to the Arlington Heights business district, providing seating and bicycle parking, and a connection between the front door of the bank and the public right-of-way.

3. EDR-3 Open Space

The landscaped open space requirement is 10% for this permitted use. The amount of landscaped open space will increase from 23% to 28% with the proposed reconstruction of the building.

4. EDR-4 Circulation

The circulation on and through the site to Massachusetts Avenue will remain the same. The existing 15 parking spaces will be retained. One long-term and two short-term bicycle parking spaces will be provided utilizing racks that are compliant with the Bylaw and Bicycle Parking Guidance.

5. EDR-5 Surface Water Drainage

The stormwater management on site will improve runoff rates and volume from the site due to the decrease in impervious surfaces. The existing system will remain in place, although some roof runoff will be directed to landscaped areas on site. The stormwater management system has been reviewed and approved by the Town Engineer.

6. EDR-6 Utilities Service

Existing utilities will be reused and upgraded, as necessary.

7. EDR-7 Advertising Features

Signage is proposed for the site that is in compliance with Section 6.2 of the Zoning Bylaw, including the existing monument sign, wall signs, and logos and signage on main entry doors and windows facing Massachusetts Avenue.

8. EDR-8 Special Features

There are no such special features proposed for the site.

9. EDR-9 Safety

Security of the bank building was taken into consideration regarding the placement of landscaping around the building and window locations.

10. EDR-10 Heritage

The existing structure is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* nor is it under the jurisdiction of the Arlington Historical Commission. As such, the site contains no historic, traditional, or significant uses, structures or architectural elements.

11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

12. EDR-12 Sustainable Building and Site Design

The new building will meet existing energy codes and a low level of potential certification through LEED.

The Redevelopment Board made the following finding upon approval:

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with screening and buffer requirements of Section 5.3.7 and 5.3.21(A).
3. The ARB finds that the project is consistent with the landscaping, parking, and loading space, and driveway standards of Section 6.1.11.C. and 6.1.11.D.

The project must adhere to the following general conditions:

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board at the time when future operators are identified. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvements and shall replace and repair as necessary to remain in compliance with the approved site plan.
7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

The project must adhere to the following special condition:

1. Owner shall submit final roof plan for review and approval by the Department of Planning and Community Development showing that at least 50% of the roof coverage is designed as solar-ready.
2. Owner shall submit to the Department of Planning and Community Development for final review and approval the Mass Ave Elevation Plan (based on Option 2) incorporating the following elements:
 - a) an extended cornice from plan west towards the main entrance along the entire brick bay to the adjacent pilaster to create a uniform, secondary tower element.
 - b) remove brick pilaster at center bay and extend glazing to the adjacent pilaster to create a more uniform storefront.
 - c) Pilaster materials to be EIFS in lieu of PVC.